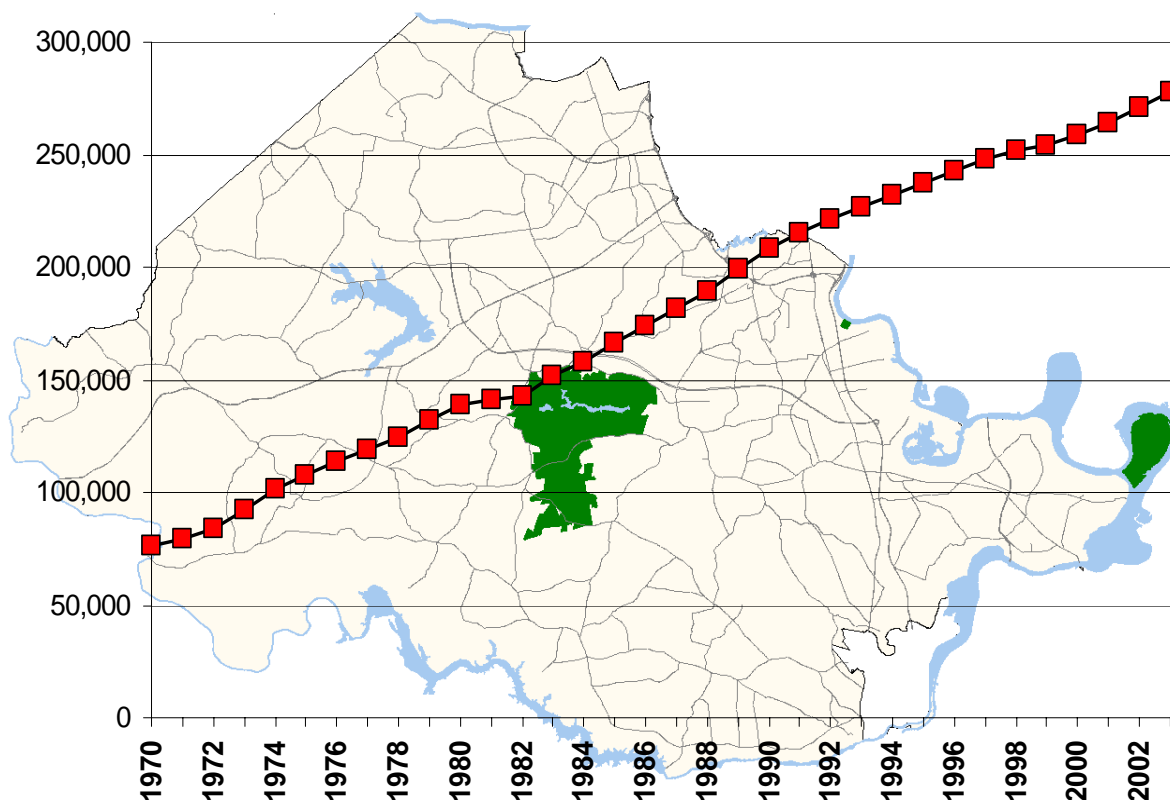




Chesterfield County Planning Department

The Chesterfield County Demographic and Economic Profile

June 2005



Providing a FIRST CHOICE community through excellence in public service

The Chesterfield County Demographic and Economic Profile

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Chesterfield County at a Glance

Latest Population Estimate:		291,000 (January 1, 2005)		
Population Trends	Number	Increase	Share of the metro* area	
1990 Census	209,274	-	22.0%	
2000 Census	259,903	24.2%	23.7%	
2010 Projection	316,000	21.6%	25.6%	
2020 Projection	366,000	15.8%	26.9%	
	<u>1990</u>	<u>2000</u>	<u>Jan. 1, 2004</u>	
Housing Units	77,329	97,707	110,866	
Land Area	285,702 Acres	446.4 Square Miles		
Age Distribution	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
Under 10	17%	15%	12%	12%
10 to 19	16%	16%	14%	11%
20 to 59	59%	58%	57%	52%
60 and Older	9%	11%	18%	25%
Public School Enrollment				
	<u>1994</u>	<u>2004</u>	<u>Change</u>	
Elementary	22,568	24,567	8.9%	
Middle	10,895	13,619	25.0%	
High	13,060	17,464	33.7%	
Total	46,523	55,650	19.6%	
Median Household Income				
	Chesterfield		Virginia	
1979	\$	23,924	\$	17,475
1989	\$	43,604	\$	33,328
2002	\$	55,921	\$	48,986
Employment				
Total Employment In County In 2004			113,003	
Total County Residents Employed In 2004			146,244	
Taxable Sales (In Millions of Dollars)				
1994	\$	1,853		
2004	\$	3,083		

* See definition on the bottom of page 2

Demographic Trends

According to data from the 2000 U.S. Census, Chesterfield County is the fourth largest county in Virginia and its fifth largest jurisdiction. The county's population growth from 1990 to 2000 accounted for almost 6 percent of the population growth in the commonwealth and was exceeded only by Fairfax, Loudoun and Prince William counties.

Growth is expected to continue in Chesterfield at a rate that, though not as great as the rapid development of the 1980s and early 1990s, will still result in a projected increase of more than 60,000 persons between 2000 and 2010.

The 2000 Census shows that the median age of Chesterfield's population was 35.7 years, compared to 31.9 in 1990. Although this reflects a national trend toward an aging population, there is a much higher percentage of people under 18 in Chesterfield (28.3 percent) compared to all of Virginia (24.6 percent) and a lower percentage of persons over 65 (8.1 percent compared to 11.2 percent).

Traditional family makeup in the county is changing as can be seen by the 47 percent growth in female headed families from 1990 through 2000. Another significant change for Chesterfield is that although the population increased by 24 percent, the number of traditional families (mom, dad and kids) increased by only 5 percent. As in 1990, the number of households without children was greater than those with children. For 2000 this was 56 percent of all households, as compared to 1990, which was 53 percent. Even though both household types increased, those without children increased more rapidly.

Information on income reflects Chesterfield County's relative affluence. Chesterfield continues to lead the Richmond-Petersburg Metropolitan Area* in median household income, determined to be \$55,921 for 2002. This is 1.14 times greater than the state median.

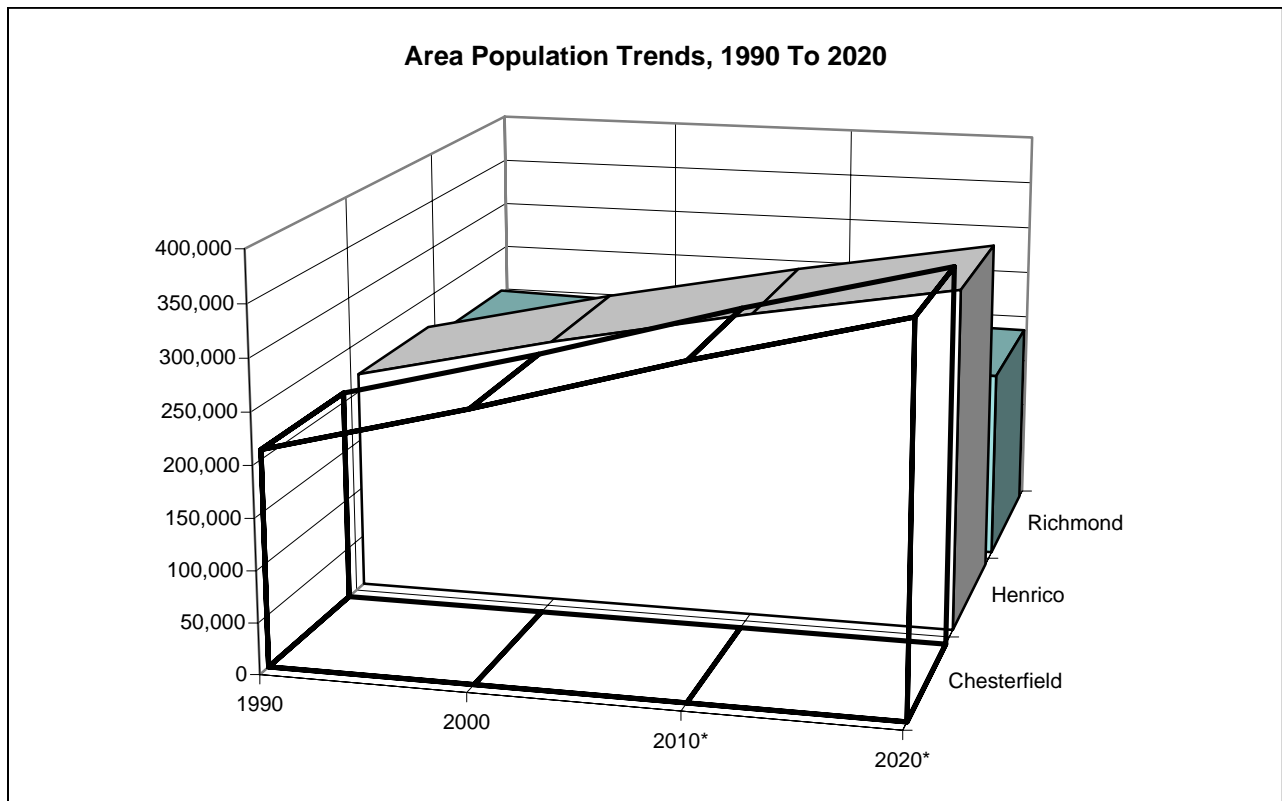
*In 2002, the Richmond-Petersburg Metropolitan Area, henceforth referred to as the metro area, included the counties of Charles City, Chesterfield, Dinwiddie, Goochland, Hanover, Henrico, New Kent, Powhatan and Prince George, and the cities of Colonial Heights, Hopewell, Petersburg and Richmond. In June of 2003 the U.S. Department of Commerce redefined the metro area, adding the following counties: Amelia, Caroline, Cumberland, King and Queen. King William, Louisa and Sussex. All metro area data for years other than 2003 or 2004 refer to the old definition.

A. Population Trends In The Richmond-Petersburg Metropolitan Area

According to population projections produced by the Virginia Employment Commission in 2003, Chesterfield County will be the most populous jurisdiction in the Richmond-Petersburg Metropolitan Area by 2010. The rapid growth of the County is reflected in the chart below. Although Chesterfield is no longer one of the fastest growing counties in Virginia, the county may still add more than 100,000 people between 2000 and 2020, even though the growth rate has and will continue to moderate.

Jurisdiction	1990	2000	2010*	2020*	1990 To 2000 Change	2000 To 2010 Change	2010 To 2020 Change
Chesterfield	209,274	259,903	316,000	366,000	24.2%	21.6%	15.8%
Henrico	217,849	262,300	301,000	335,000	20.4%	14.8%	11.3%
Richmond	202,798	197,790	191,600	189,600	-2.5%	-3.1%	-1.0%
Metro Area	949,244	1,096,957	1,233,300	1,359,500	15.6%	12.4%	10.2%
Virginia	6,187,358	7,078,515	7,892,900	8,601,900	14.4%	11.5%	9.0%

Note: Only the largest jurisdictions are shown for comparison purposes.

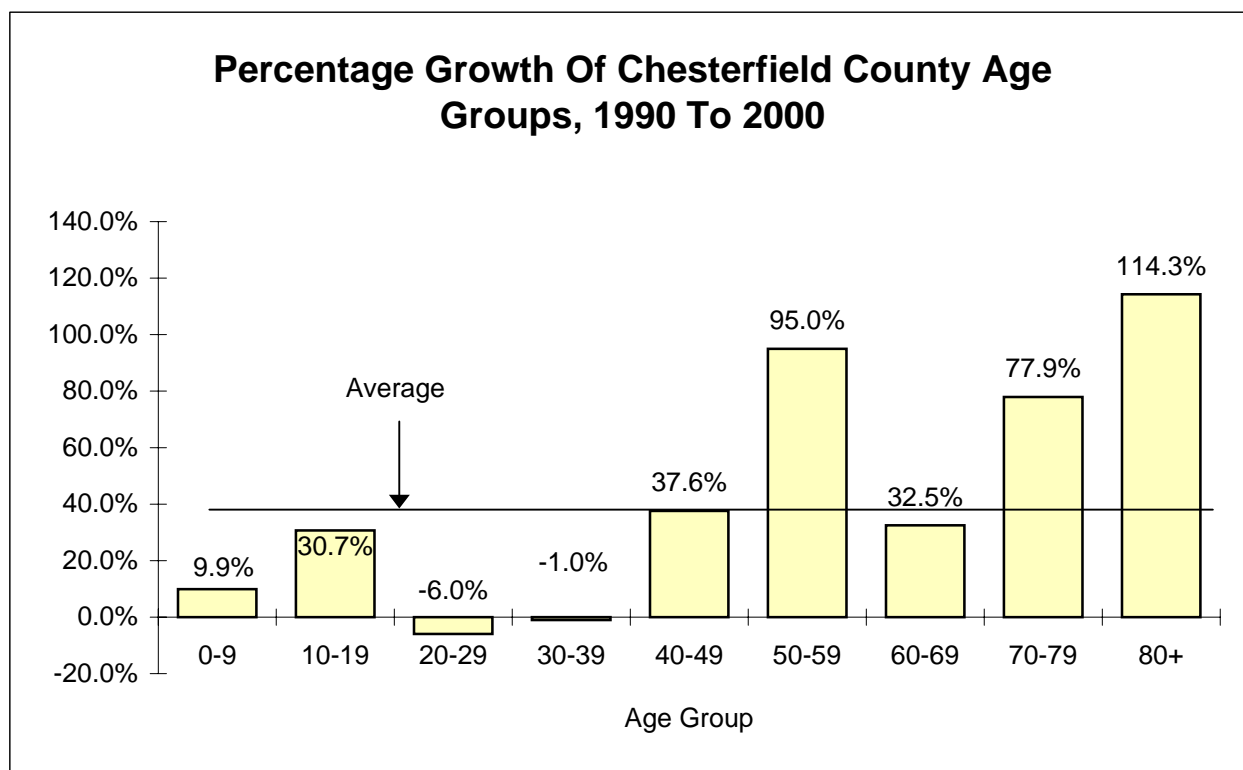


Data Source: 1990 and 2000 U.S. Census. 2010 and 2020 Virginia Employment Comm. Projections

B. Age Distribution Trends In Chesterfield County

Comparison of Chesterfield County age groupings for 1990 and 2000 shows the greatest growth in the 50-59 and 40-49 categories. The households making up the 30 to 39 year grouping, including the first wave of the "X" generation, show a decrease in numbers. This accounts for the small growth in the 0 to 9 age group. It is also important to note significant percentage growth in the number of Chesterfield residents over age 70.

Age Group	1990	2000	1990 -2000 Growth	Percent Change
0-9	34,705	38,150	3,445	9.9%
10-19	32,498	42,465	9,967	30.7%
20-29	29,414	27,660	-1,754	-6.0%
30-39	42,260	41,830	-430	-1.0%
40-49	34,165	47,014	12,849	37.6%
50-59	16,981	33,109	16,128	95.0%
60-69	11,651	15,435	3,784	32.5%
70-79	5,625	10,008	4,383	77.9%
80+	1,975	4,232	2,257	114.3%
Total	209,274	259,903	50,629	24.2%



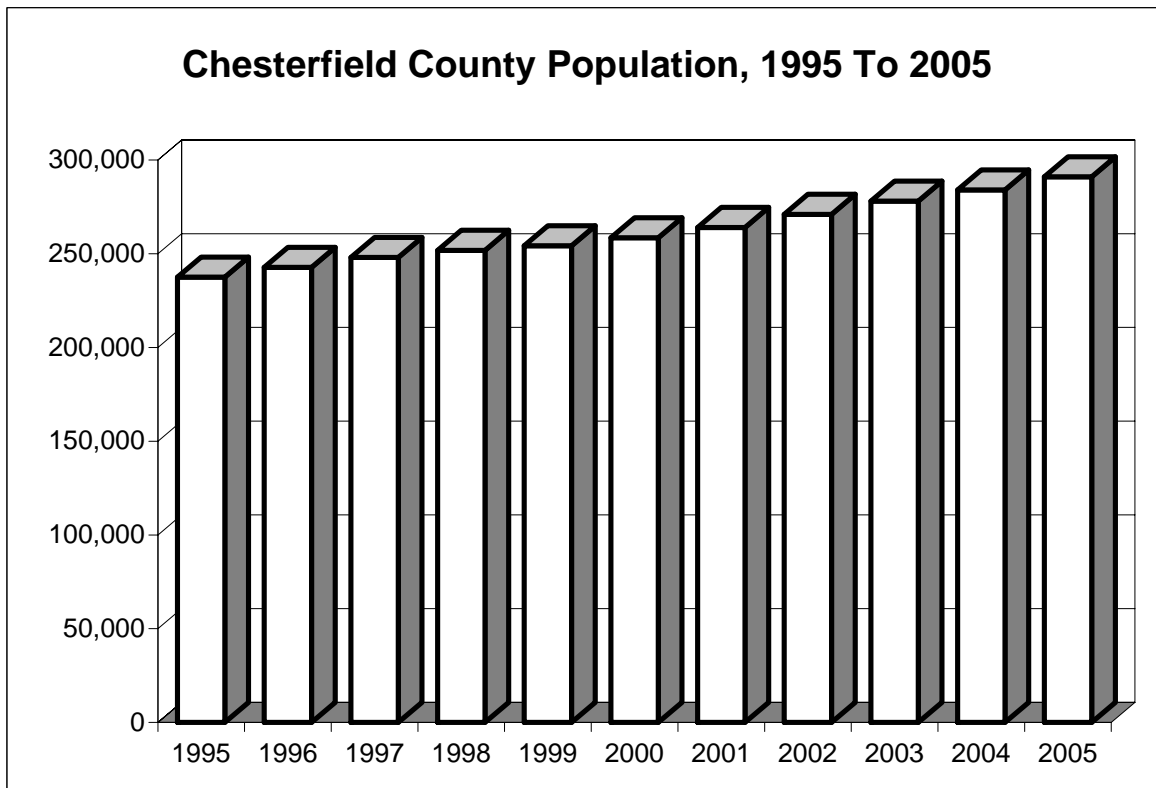
Data Source: 1990 and 2000 U.S. Census

C. Population Growth In Chesterfield County, 1995 to 2005

The latest estimate of Chesterfield County's population is 291,000 as of January 1, 2005. After a slow down at the end of the 1990s, the rate of growth has picked up in the last five years.

Year (As of Jan. 1)	Total Population	Natural Increase	Net Migration	Total Increase	Annual Growth Rate
1995	237,500				
1996	242,700	2,200	3,000	5,200	2.2%
1997	248,000	2,000	3,300	5,300	2.2%
1998	251,800	2,000	1,800	3,800	1.5%
1999	254,200	1,800	600	2,400	1.0%
2000	258,500	2,000	2,300	4,300	1.7%
2001	264,000	2,000	3,500	5,500	2.1%
2002	271,000	1,900	5,100	7,000	2.8%
2003	278,000	1,800	5,200	7,000	2.8%
2004	284,000	1,900	4,100	6,000	2.3%
2005	291,000	NA	NA	7,000	2.7%

Note: NA means that Natural Increase is not yet available

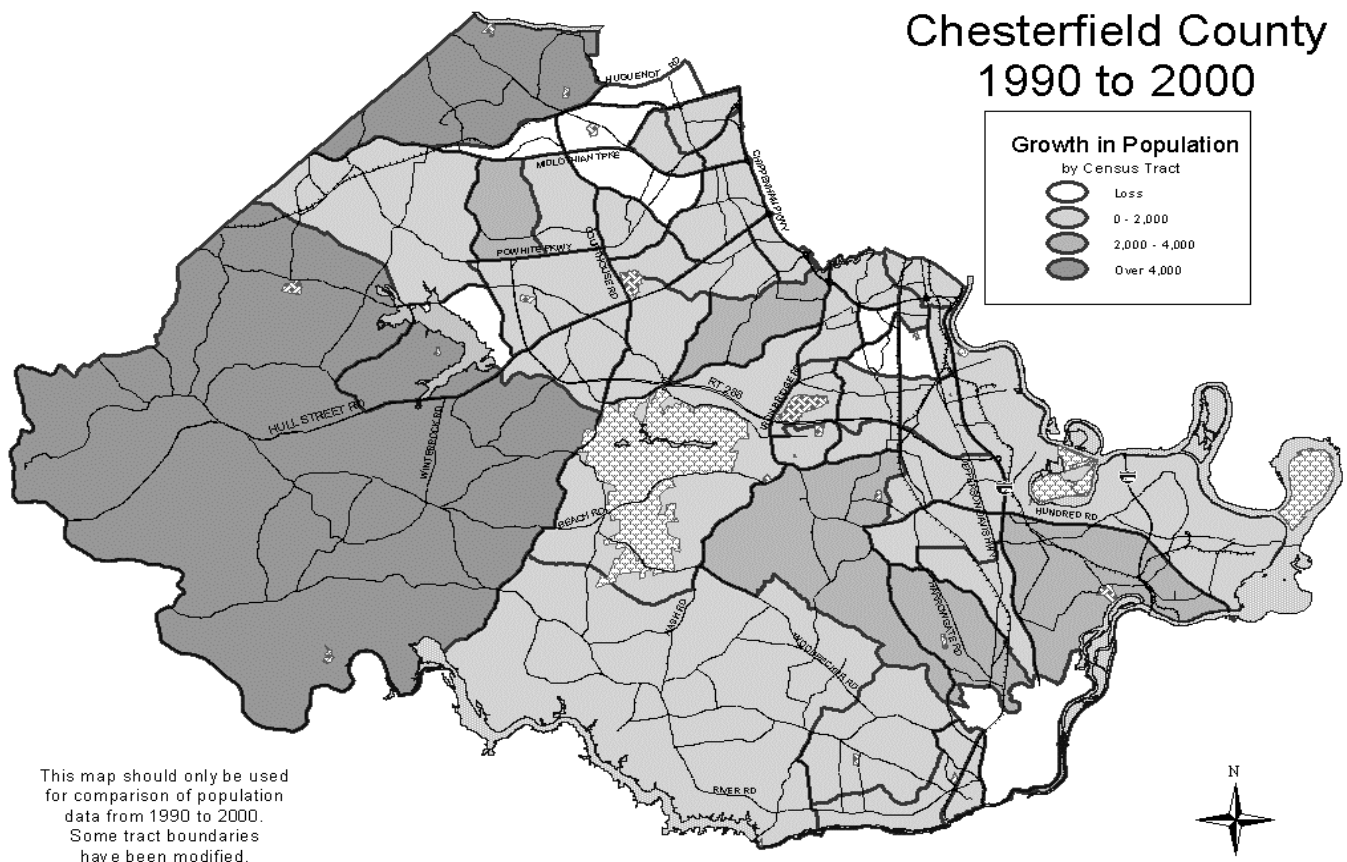


Data Source: Chesterfield County Planning Dept. Estimates

D. Change in Population by Census Tract, 1990 to 2000

As can be seen from the map below, the areas of the county where the population increased significantly in the last ten years are west and south of Swift Creek Reservoir and along the northwest portion of Robious Road. Eight tracts showed declines in population. Most of the reduction can be attributed to aging households with fewer numbers of children. The greatest loss in population occurred just west of Jefferson Davis Highway. This was due to significant redevelopment taking place at Winchester Greens, where the number of apartments was reduced by more than 180 units.

This map was created from data found on the following page.



Source: 2000 U.S. Census

E. Change in Population by Census Tract, 1990 To 2000

Census Tract	Square Miles	April 1, 1990 Population	1990 Persons / Sq Mile	April 1, 2000 Population	2000 Persons / Sq Mile	1990 - 2000 Population Change	% Change in Population
1001.96	2.27	2,951	1,300	3,030	1,335	79	2.7%
1001.97	1.02	1,915	1,877	2,162	2,120	247	12.9%
1002.06	3.19	5,514	1,729	5,931	1,859	417	7.6%
1002.07	4.32	7,730	1,789	7,880	1,824	150	1.9%
1002.08	1.66	2,641	1,591	2,713	1,634	72	2.7%
1002.95	1.51	6,116	4,050	6,241	4,133	125	2.0%
1003	2.06	2,450	1,189	2,520	1,223	70	2.9%
1004.03	24.51	2,681	109	3,803	155	1,122	41.9%
1004.04	0.96	1,691	1,761	2,162	2,252	471	27.9%
1004.05	0.69	2,018	2,925	2,092	3,032	74	3.7%
1004.06	1.40	1,586	1,133	966	690	(620)	-39.1%
1004.07	3.11	3,030	974	3,211	1,032	181	6.0%
1004.08	5.28	6,330	1,199	7,618	1,443	1,288	20.3%
1005.04	7.32	5,918	808	7,953	1,086	2,035	34.4%
1005.05	3.93	4,382	1,115	4,766	1,213	384	8.8%
1005.06	4.36	3,394	778	4,656	1,068	1,262	37.2%
1005.91	15.05	4,457	296	7,184	477	2,727	61.2%
1006	1.26	3,099	2,460	3,464	2,749	365	11.8%
1007.01	4.49	4,338	966	4,845	1,079	507	11.7%
1007.02	10.64	1,519	143	1,585	149	66	4.3%
1007.03	52.77	4,741	90	5,542	105	801	16.9%
1008.04	2.01	3,949	1,965	4,307	2,143	358	9.1%
1008.05	2.15	3,279	1,525	4,508	2,097	1,229	37.5%
1008.06	0.85	4,044	4,758	3,945	4,641	(99)	-2.4%
1008.07	1.32	1,508	1,142	1,392	1,055	(116)	-7.7%
1008.09	29.15	4,870	167	5,964	205	1,094	22.5%
1008.11	19.57	3,688	188	6,817	348	3,129	84.8%
1008.12	5.06	3,611	714	4,608	911	997	27.6%
1008.14	2.66	3,420	1,286	3,642	1,369	222	6.5%
1008.15	2.18	3,341	1,533	3,902	1,790	561	16.8%
1008.16	1.66	4,360	2,627	4,420	2,663	60	1.4%
1008.17	1.71	2,774	1,622	3,538	2,069	764	27.5%
1008.93	6.11	4,208	689	6,270	1,026	2,062	49.0%
1009.02	1.98	4,112	2,077	3,914	1,977	(198)	-4.8%
1009.07	1.88	2,294	1,220	2,441	1,298	147	6.4%
1009.08	2.70	7,056	2,613	6,828	2,529	(228)	-3.2%
1009.09	3.78	8,184	2,165	7,604	2,012	(580)	-7.1%
1009.10	2.55	5,102	2,001	5,135	2,014	33	0.6%
1009.12	2.19	5,566	2,542	5,534	2,527	(32)	-0.6%
1009.13	4.92	5,952	1,210	7,581	1,541	1,629	27.4%
1009.15	1.93	4,158	2,154	3,911	2,026	(247)	-5.9%
1009.16	17.20	4,706	274	5,962	347	1,256	26.7%
1009.17	4.28	5,524	1,291	7,807	1,824	2,283	41.3%
1009.18	4.29	6,393	1,490	8,024	1,870	1,631	25.5%
1009.19	7.42	4,700	633	6,063	817	1,363	29.0%
1009.94	16.28	9,766	600	14,251	875	4,485	45.9%
1010.01	122.72	8,615	70	20,724	169	12,109	140.6%
1010.02	5.23	5,593	1,069	10,487	2,005	4,894	87.5%

Note: This data should only be used for comparison of populations between 1990 and 2000. Some tract boundaries have been modified.

Source: 1990 U. S. Census & Chesterfield County Planning Dpt.

Modified Tracts

F. Race and Ethnicity

Chesterfield County has become more racially diverse over the last 10 years. Between 1990 and 2000, the county's minority population grew by 70 percent, and minorities made up about 23 percent of Chesterfield's 2000 population, compared to about 15 percent in 1990. As can be seen in the table on the right, there is a new category for 2000, multiple races. This resulted because the U.S. Census Bureau allowed people for the first time to indicate more than one race. Nationwide there was a very large increase in "other". The Census Bureau has indicated that it is possible that many Hispanics indicated "other" as there was no racial category for "Hispanic", and is consistent with the increase in Hispanic population. Hispanic people can be of any race.

	1990	2000	Percent Change
White	177,067	199,447	13%
Black or African American	27,196	46,195	70%
Native American	487	851	75%
Asian*	3,738	6,265	68%
Other	786	3,472	342%
Multiple Races		3,673	
Hispanic	2,511	7,617	203%
Total	209,274	259,903	24%

Source: U.S. Census

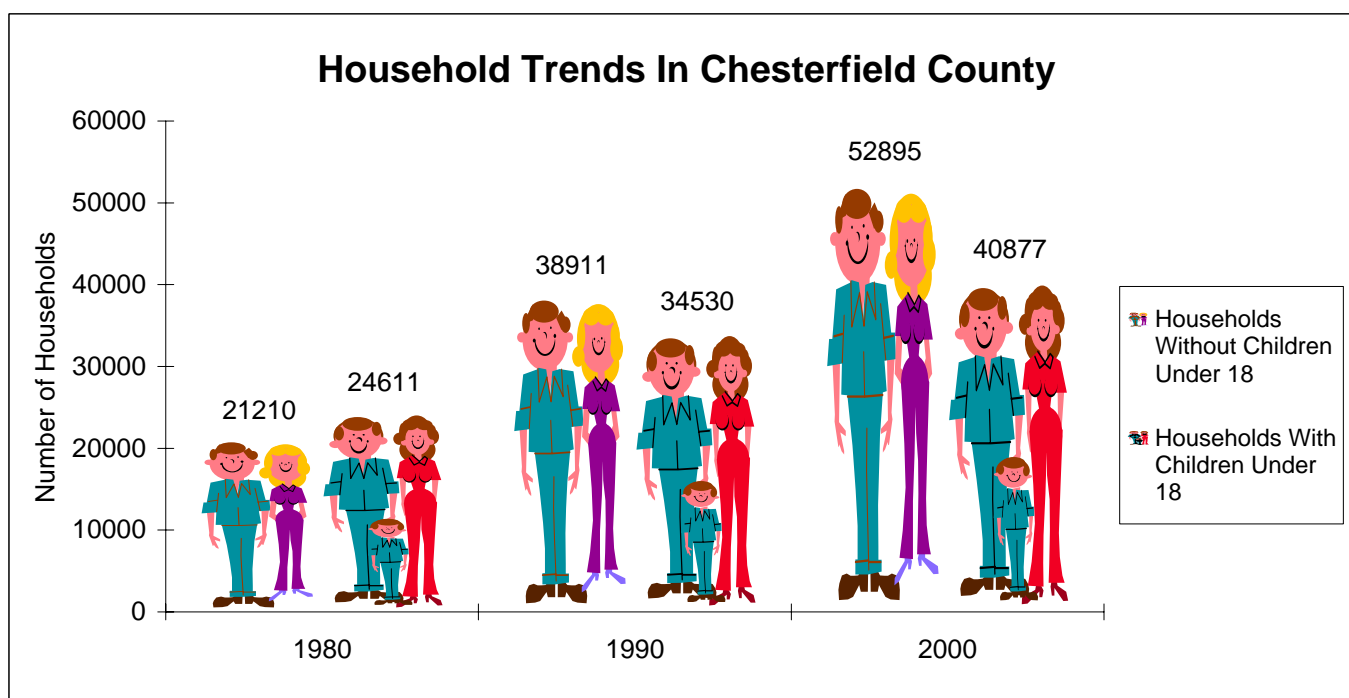
*Note: For purposes of valid comparison, the 2000 Asian population also includes native Hawaiian and other pacific islanders

G. Family Characteristics

Family Type	1990	2000	Percent Change
Married Couple Families	49,326	58,363	18%
Female Headed Families	7,138	10,479	47%
Male Headed Families	1,931	3,297	71%
Total	58,395	72,139	24%

Source: U. S. Census

Family and household characteristics for Chesterfield County parallel national trends. The chart below indicates that by 1990 there were more households without children than households with children. This trend has continued into 2000 with households without children increasing at two times the rate of households with children.

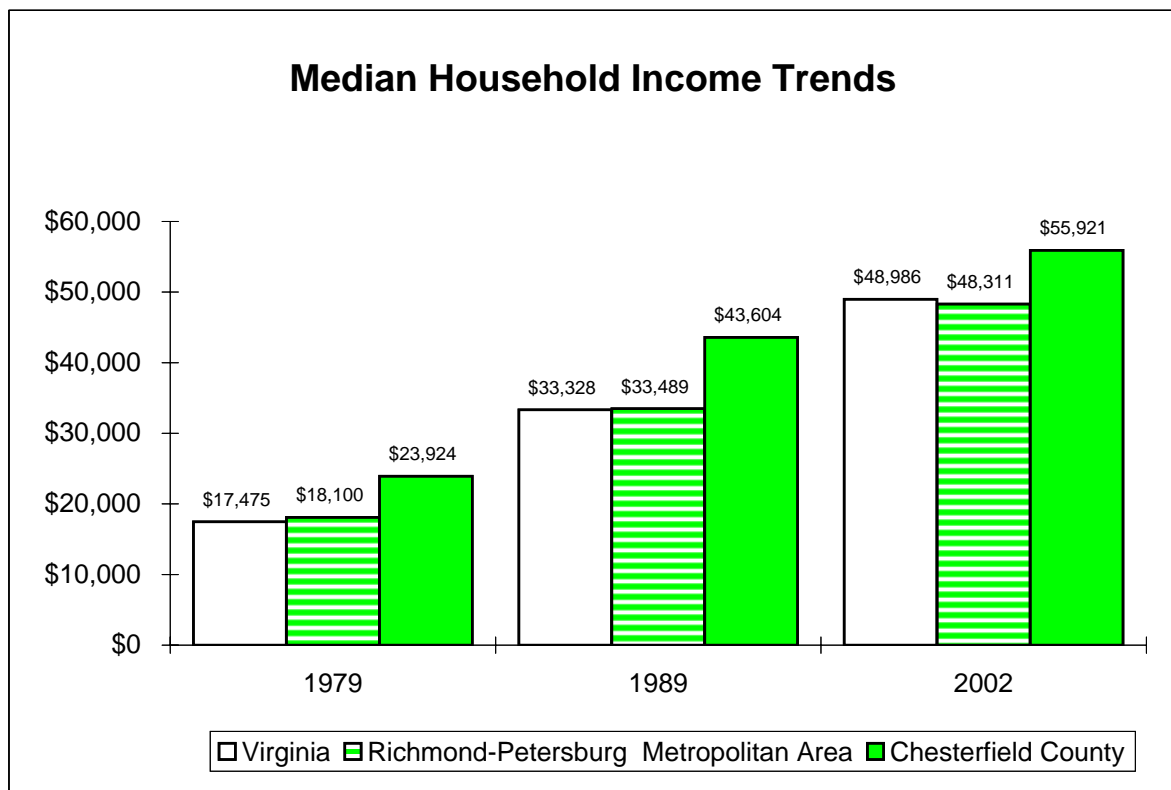


Data Source: 1990 and 2000 U.S. Census

H. Median Household Income

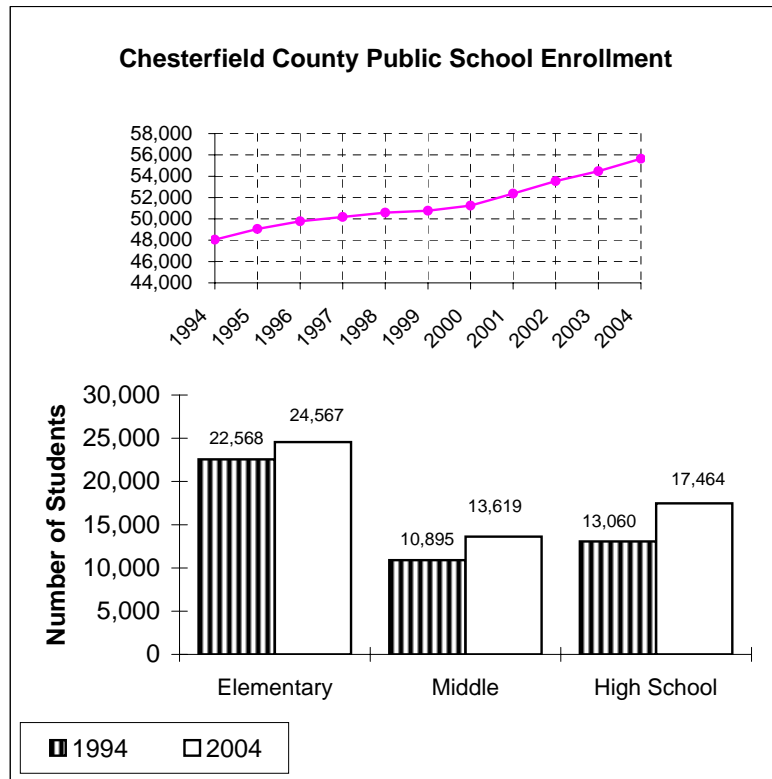
As shown in the accompanying chart and table, the median household income of Chesterfield County residents grew at a greater amount between 1979 and 2002 than the entire state. In 1979 there was a \$6,449 difference between Chesterfield and all of Virginia. By 2002 the gap had grown to \$6,935.

Area	1979	1989	2002
Chesterfield County	\$23,924	\$43,604	\$55,921
Richmond-Petersburg Metropolitan Area	\$18,100	\$33,489	\$48,311
Virginia	\$17,475	\$33,328	\$48,986

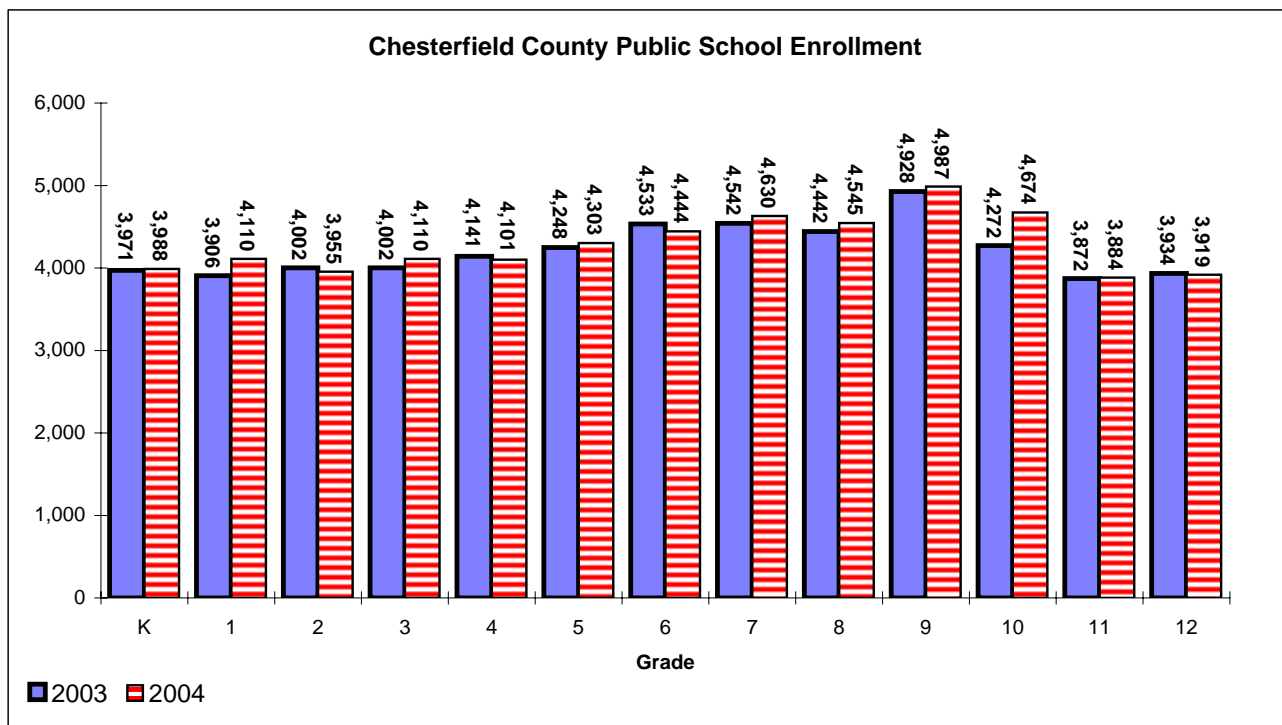


Data Source: 1979 and 1989, U.S. Census. 2002, U.S. Census Bureau "American Community Survey"

I. Public School Enrollment, 1994 To 2004



The information shown in the charts on the left compares public school enrollment in Chesterfield County in 1994 and 2004. In those ten years, enrollment increased by an average of 910 students per year. The greatest increase in that time period was in high school enrollment, a net growth of 4,070. Enrollment is shown below by grade for the years 2003 and 2004. The fall 2004 enrollment (55,650) represents about 19 percent of the total county population and showed an increase of 2.2% from 2002. Although there were 857 more students than last year, most of that growth took place in only two grades. Four grades had a decline in enrollment.



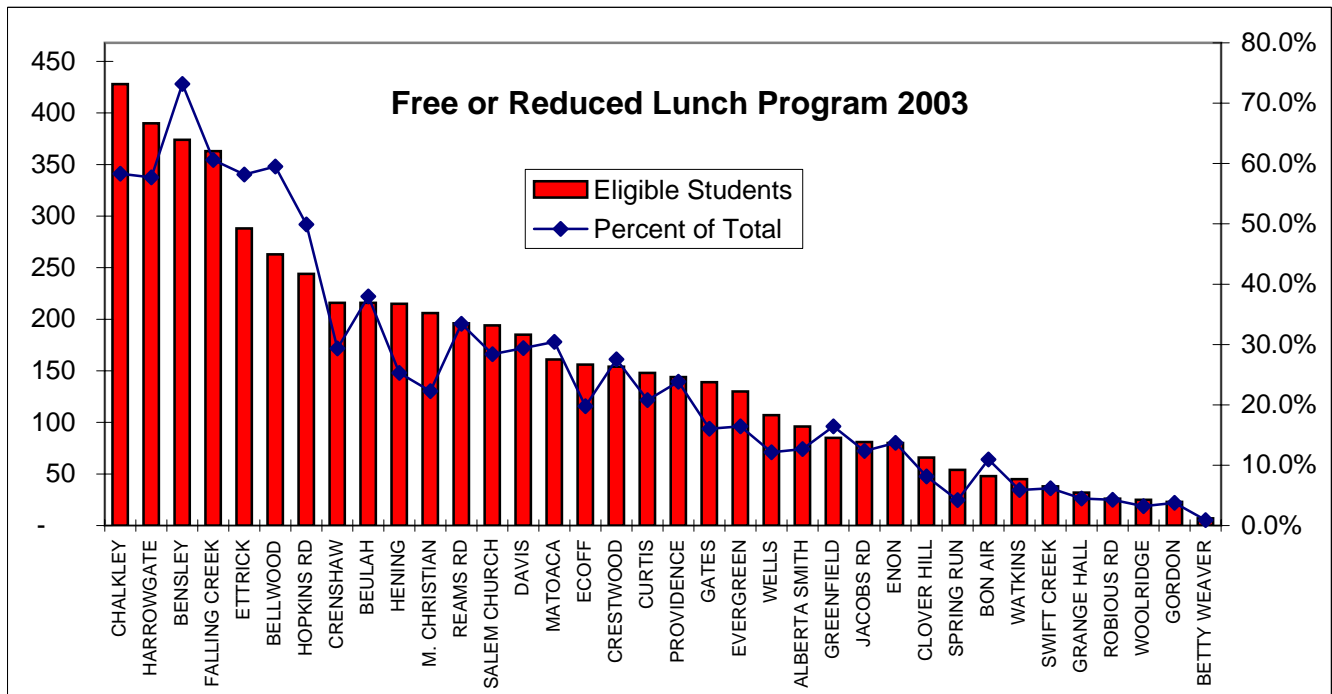
Source: Chesterfield County Public Schools

J. Elementary School Free and Reduced Lunch

The table below shows both the number and percentage of students at each elementary school who were eligible for the free- or reduced-lunch programs in 2004. The graph is sorted by the number of eligible students, Chalkley having the most and Betty Weaver the fewest. Bensley had the highest percentage of eligible students at 73.2%. The county average was 24.9%.

ELEMENTARY SCHOOL	2004 F/R Lunch	2004 Students	2004 % F/R Lunch
ALBERTA SMITH	96	757	12.7%
BELLWOOD	263	442	59.5%
BENSLEY	374	511	73.2%
BETTY WEAVER	7	778	0.9%
BEULAH	216	569	38.0%
BON AIR	48	438	11.0%
CHALKLEY	428	734	58.3%
CLOVER HILL	66	810	8.1%
CRENSHAW	216	736	29.3%
CRESTWOOD	154	559	27.5%
CURTIS	148	712	20.8%
DAVIS	185	629	29.4%
ECOFF	156	789	19.8%
ENON	80	583	13.7%
ETTRICK	288	495	58.2%
EVERGREEN	130	791	16.4%
FALLING CREEK	363	599	60.6%
GATES	139	866	16.1%

ELEMENTARY SCHOOL	2004 F/R Lunch	2004 Students	2003 % F/R Lunch
GORDON	23	612	3.8%
GRANGE HALL	32	716	4.5%
GREENFIELD	85	517	16.4%
HARROWGATE	390	676	57.7%
HENING	215	850	25.3%
HOPKINS RD	244	489	49.9%
JACOBS RD	81	656	12.3%
M. CHRISTIAN	206	925	22.3%
MATOACA	161	529	30.4%
PROVIDENCE	144	604	23.8%
REAMS RD	196	586	33.4%
ROBIOUS RD	26	609	4.3%
SALEM CHURCH	194	683	28.4%
SPRING RUN	54	1,279	4.2%
SWIFT CREEK	38	614	6.2%
WATKINS	45	764	5.9%
WELLS	107	881	12.1%
WOOLRIDGE	25	782	3.2%



Source: Chesterfield County Public Schools

Economic Trends

The rapid growth of Chesterfield County's economy is closely linked to the county's emergence as one of the primary suburbs in the Richmond-Petersburg Metropolitan Area, as well as the entire commonwealth. As the county's population has grown, so have the number of businesses providing goods and services. By 2004 Chesterfield had captured almost 24 percent of the region's retail sales dollars.

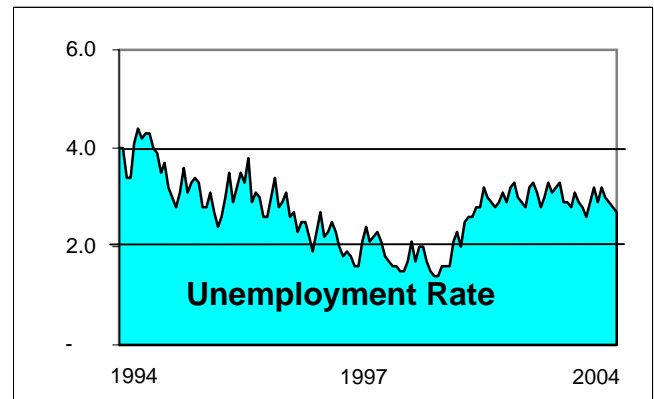
From 1994 to 2004, the total number of jobs in the county increased at a faster rate (29 percent) than the increase in population (23 percent).

Although Chesterfield's unemployment has risen in the last three years, (2.7 percent as of December 2004), this rate remains relatively low compared to Virginia (3.0 percent) and the nation (5.1 percent). In 2004, more than 146,000 persons in Chesterfield were employed. The majority of those workers still commute out of the county, but according to the 2000 census, a larger percentage of them stay in Chesterfield than did in 1990. In addition, more than 33,000 of the Richmond-Petersburg Metropolitan Areas workers commuted into Chesterfield County in 2000.

In the last 10 years, commercial and industrial construction in the county has averaged more than 100 new buildings and additions per year, adding more than \$662 million in total value.

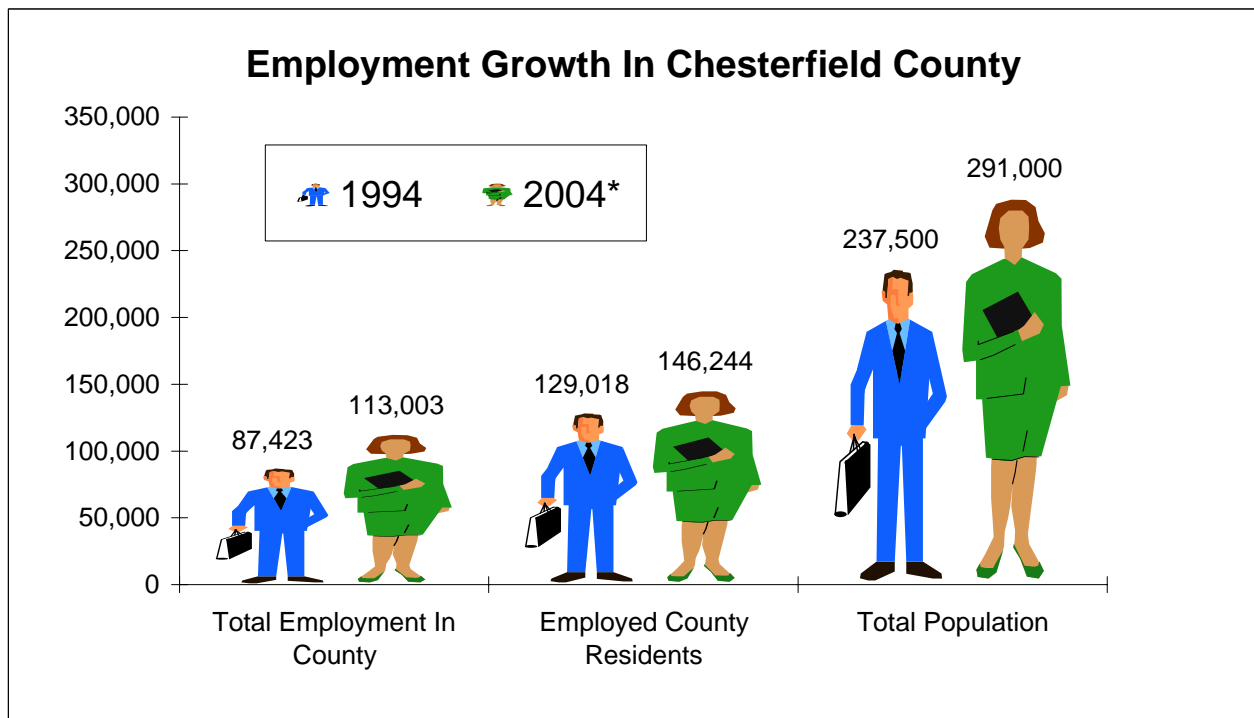
A. Employment Trends In Chesterfield County

The graph to the right shows the rate of unemployment in Chesterfield for the past 12 years. The high rate shown in the early 90s can be attributed to the national recession. Data contained in the table and chart below tracks overall trends in employment for Chesterfield County between 1994 and 2004. It shows that while the population of the county grew 28 percent over the ten year period, total employment in the county rose 34 percent, showing significant growth in jobs.



	1994	2004*	Net Change	Percent Change
Total Employment In County	87,423	113,003	25,580	29%
Employed County Residents	129,018	146,244	17,226	13%
Total Population	237,500	291,000	53,500	23%

* Note: 2004 Total Employment is for the Third Quarter.



Data Source: Virginia Employment Commission

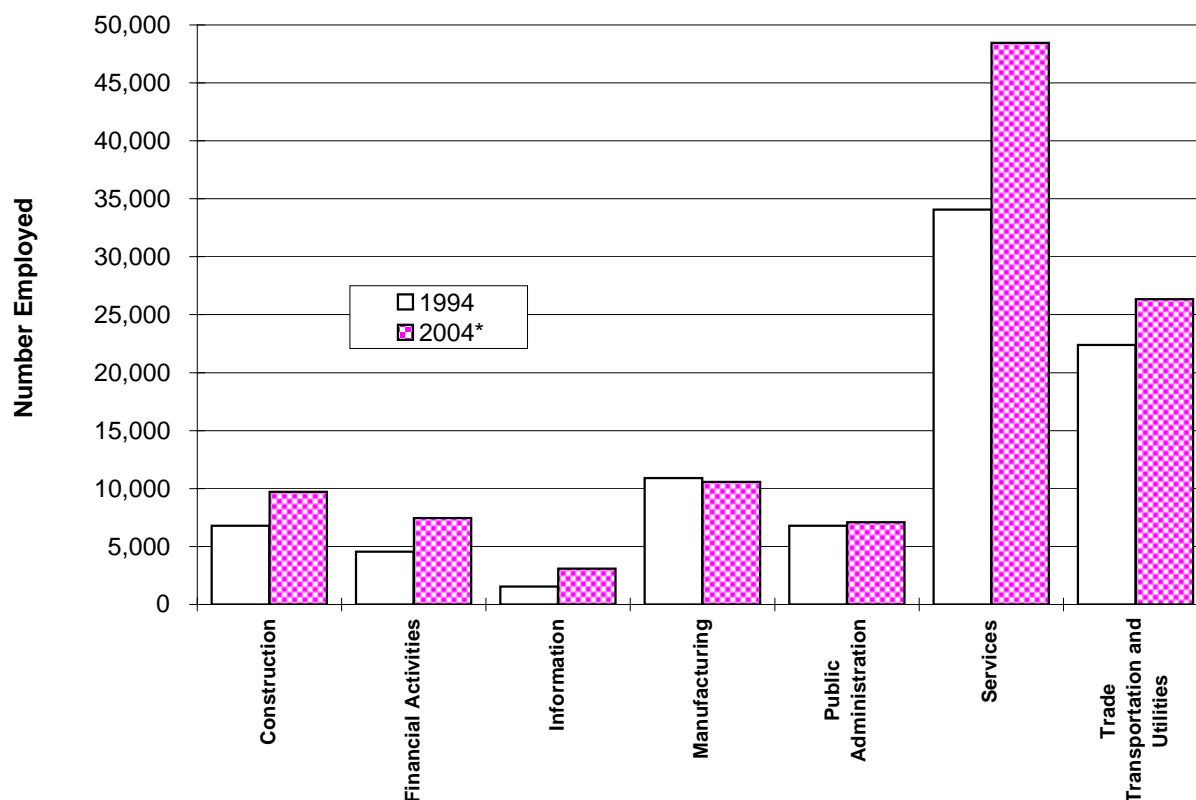
B. Employment By Business Sector

The information presented here shows the employment growth in various business sectors in Chesterfield County between 1994 and 2004. The largest growth in jobs was in the service sector. Although the number of manufacturing jobs has decreased, that rate is much less severe the national average. Before passage of the North American Free Trade Agreement, businesses were classified by the Standard Industrial Classification (SIC) system. Since NAFTA, businesses are classified by the North American Industrial Classification System (NAICS). The data below for 1994 has been reorganized into NAICS. Because many types of businesses were reclassified, comparisons with old data will be misleading.

Employment In Chesterfield County By Category	1994	2004*	Net Change	Percent Change
Construction	6,788	9,724	2,936	43.3%
Financial Activities	4,548	7,461	2,913	64.1%
Information	1,558	3,090	1,532	98.3%
Manufacturing	10,893	10,571	(322)	-3.0%
Public Administration	6,787	7,108	321	4.7%
Services	34,063	48,451	14,388	42.2%
Trade Transportation and Utilities	22,382	26,332	3,950	17.6%
Total, including unreported data	87,442	113,003	25,561	29.2%

*Note: 2004 data is for the Third Quarter.

Employment In Chesterfield County, 1994 And 2004



Data Source: Virginia Employment Commission

C. Retail Trade In Chesterfield County

1997 CENSUS OF RETAIL TRADE

Every five years the U.S. Census Bureau conducts a national economic census of businesses involved in various sectors of the economy, including retail trade. For 1997 significant changes were made as to business classifications, so comparisons with previous data will be misleading. As can be seen from the accompanying chart, Chesterfield county captured over one quarter of the retail sales in the metro area. This places Chesterfield second only to Henrico in the metro area, and fifth over all in Virginia. Local data for 2002 is not yet available.

Data on other sectors of the economy, including services, manufacturing, transportation and finance, can be obtained from the U.S. Census Bureau at census.gov.

1997	Metro Area	Chesterfield Totals	Percent of Metro Area		
			Chesterfield	Henrico	Richmond
Establishments	4,145	938	22.6%	27.7%	24.4%
Sales	\$9,207,079	\$2,412,612	26.2%	32.3%	18.9%
Employment	59,324	15,275	25.7%	32.2%	19.5%



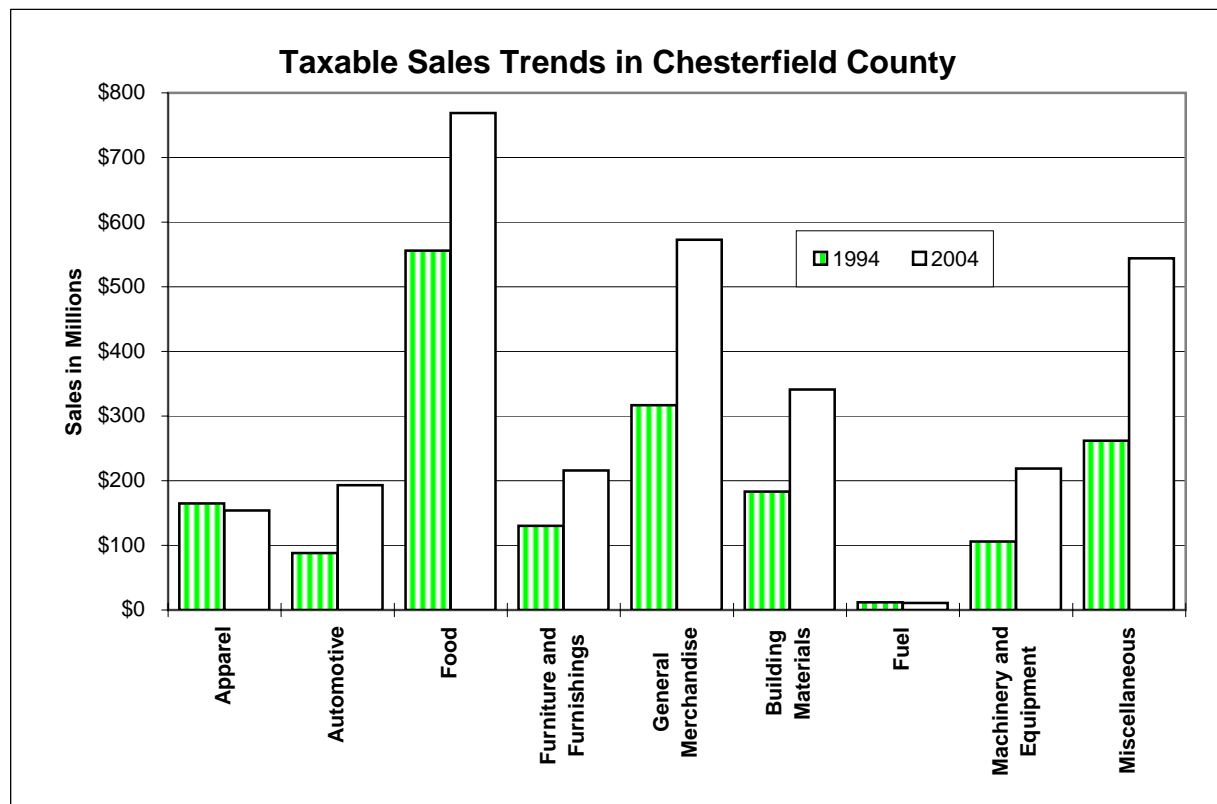
Source: U.S. Census Bureau

D. Taxable Sales Trends In Chesterfield County By Category

Taxable sales data for Chesterfield County reflects shifts brought about by the county's population growth. The greatest change between 1994 and 2004 was in the miscellaneous category followed by general merchandise and food.

Chesterfield County Taxable Sales Category	1994*	2004*	Change	Percent Change
Apparel	\$165	\$154	-\$11	-6.7%
Automotive	\$88	\$193	\$105	119.3%
Food	\$556	\$769	\$213	38.3%
Furniture and Furnishings	\$130	\$216	\$86	66.2%
General Merchandise	\$317	\$573	\$256	80.8%
Building Materials	\$183	\$341	\$158	86.3%
Fuel	\$12	\$11	-\$1	-8.3%
Machinery and Equipment	\$106	\$219	\$113	106.6%
Miscellaneous	\$262	\$544	\$282	107.6%

*Sales Shown in Millions of Dollars



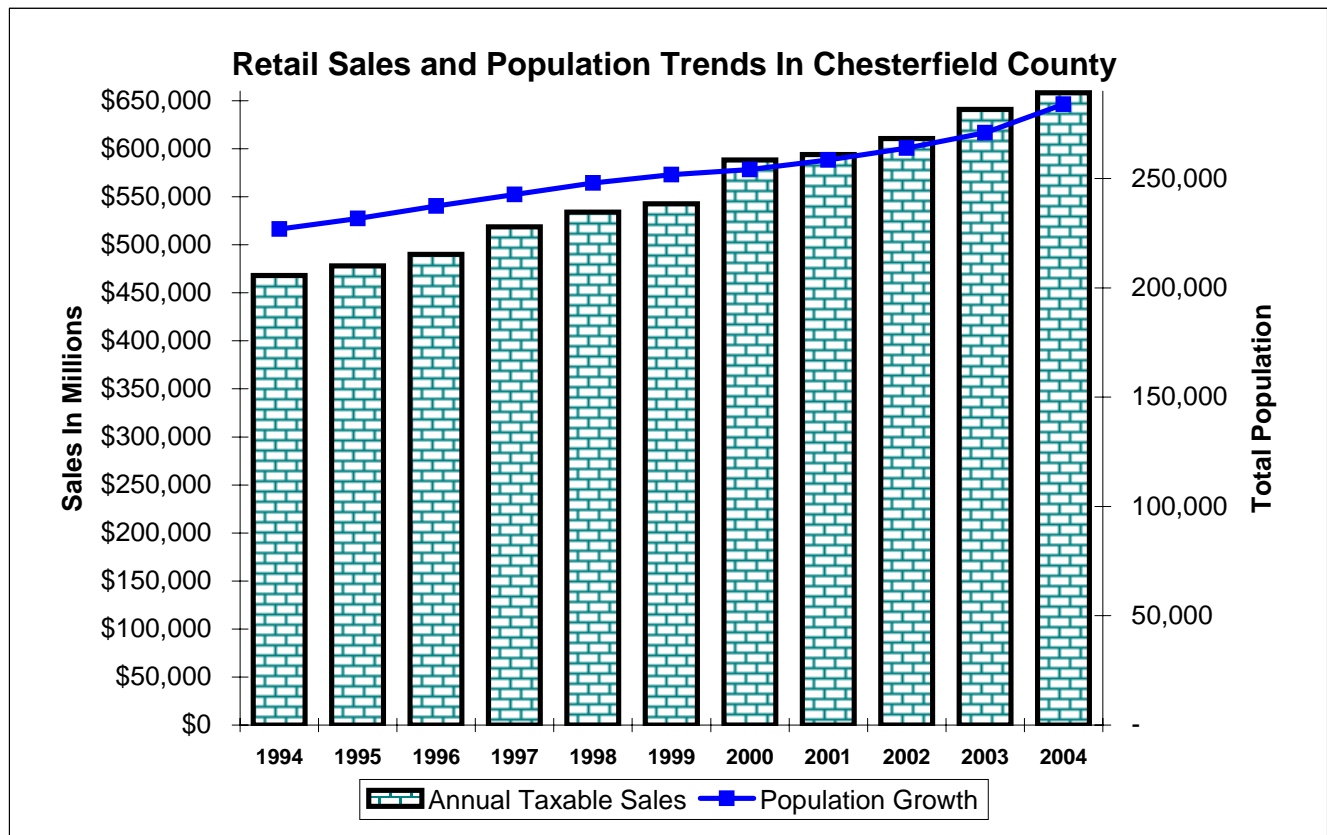
Source: State Department of Taxation

E. Taxable Sales Trends In Chesterfield County

Taxable sales trends in Chesterfield County are shown here. Total sales in 2004 ranked Chesterfield fifth in the state and second to Henrico County in the metro area. This puts Chesterfield at almost 4 percent of the state total and over 24 percent of the metro area. Between 1994 and 2004, average taxable sales grew at a greater rate than the county's population. Although the number of establishments declined in 2000, the amount of taxable sales increased. This is most likely the result of the consolidation of extraneous businesses into more efficient areas.

Year	Number of Establishments	Taxable Sales *	Average Taxable Sales
1994	3,958	\$1,853	\$468,115
1995	4,096	\$1,959	\$478,198
1996	4,187	\$2,052	\$490,041
1997	4,237	\$2,198	\$518,763
1998	4,354	\$2,326	\$534,221
1999	4,484	\$2,433	\$542,596
2000	4,396	\$2,587	\$588,490
2001	4,416	\$2,623	\$593,976
2002	4,443	\$2,713	\$610,623
2003	4,598	\$2,947	\$640,931
2004	4,682	\$3,083	\$658,479

*Taxable Sales in Millions of Dollars



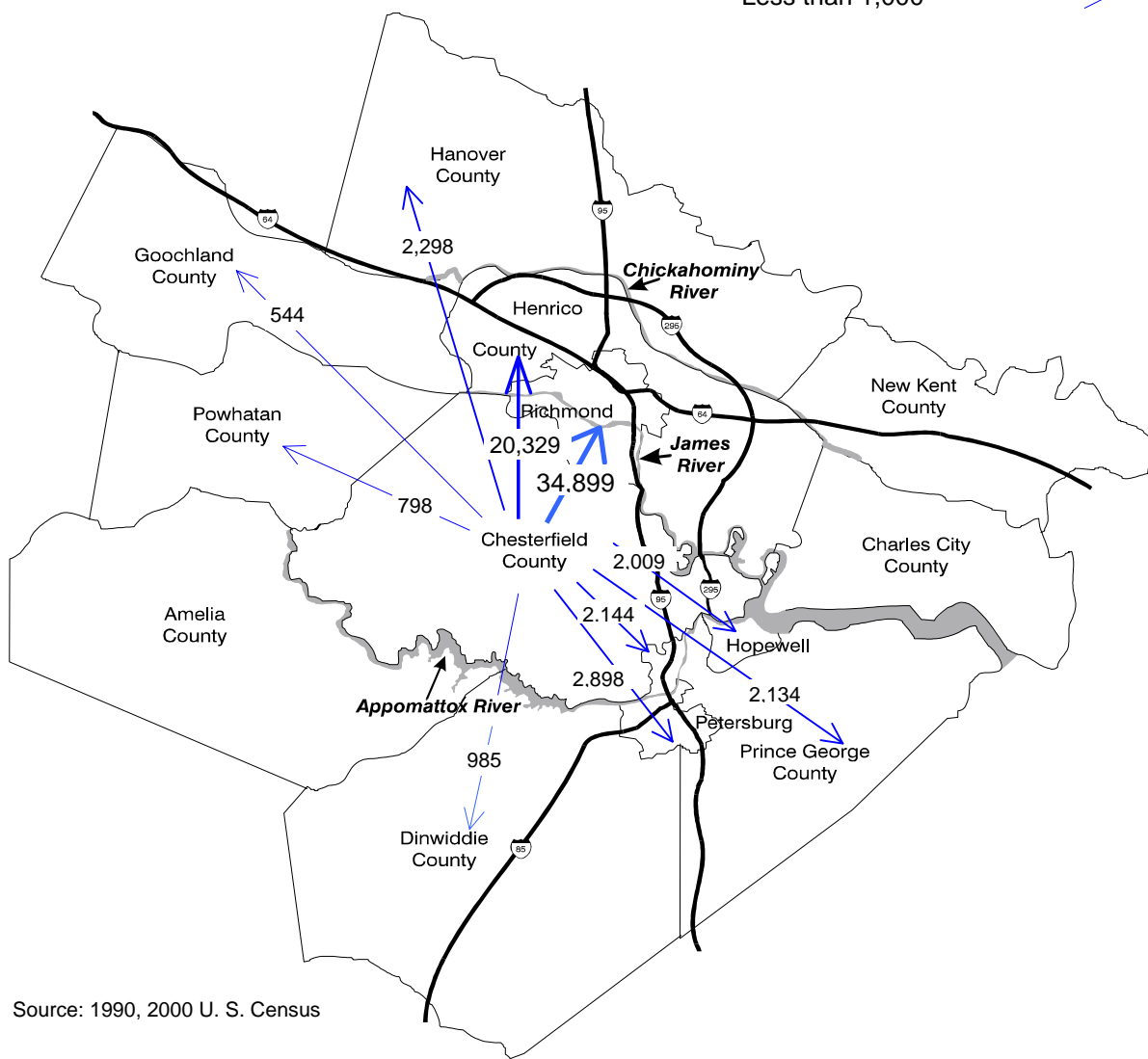
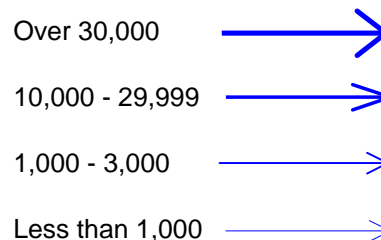
Source: Virginia Department of Taxation

F. Commuting Patterns From Chesterfield County, 1990 and 2000

The data below shows that the largest number of employed county residents are employed in Chesterfield. The map indicates that Richmond and Henrico far outnumber all other jurisdictions as employment destinations for Chesterfield workers. Note that fewer of Chesterfield's workers were working in Richmond in 2000 but many more were working in Henrico and Chesterfield.

Commuters		
Job Location	1990	2000
Richmond	37,824	34,899
Henrico	12,738	20,329
Remainder of metro area	12,236	13,910
In Chesterfield	50,119	61,464

Map Legend



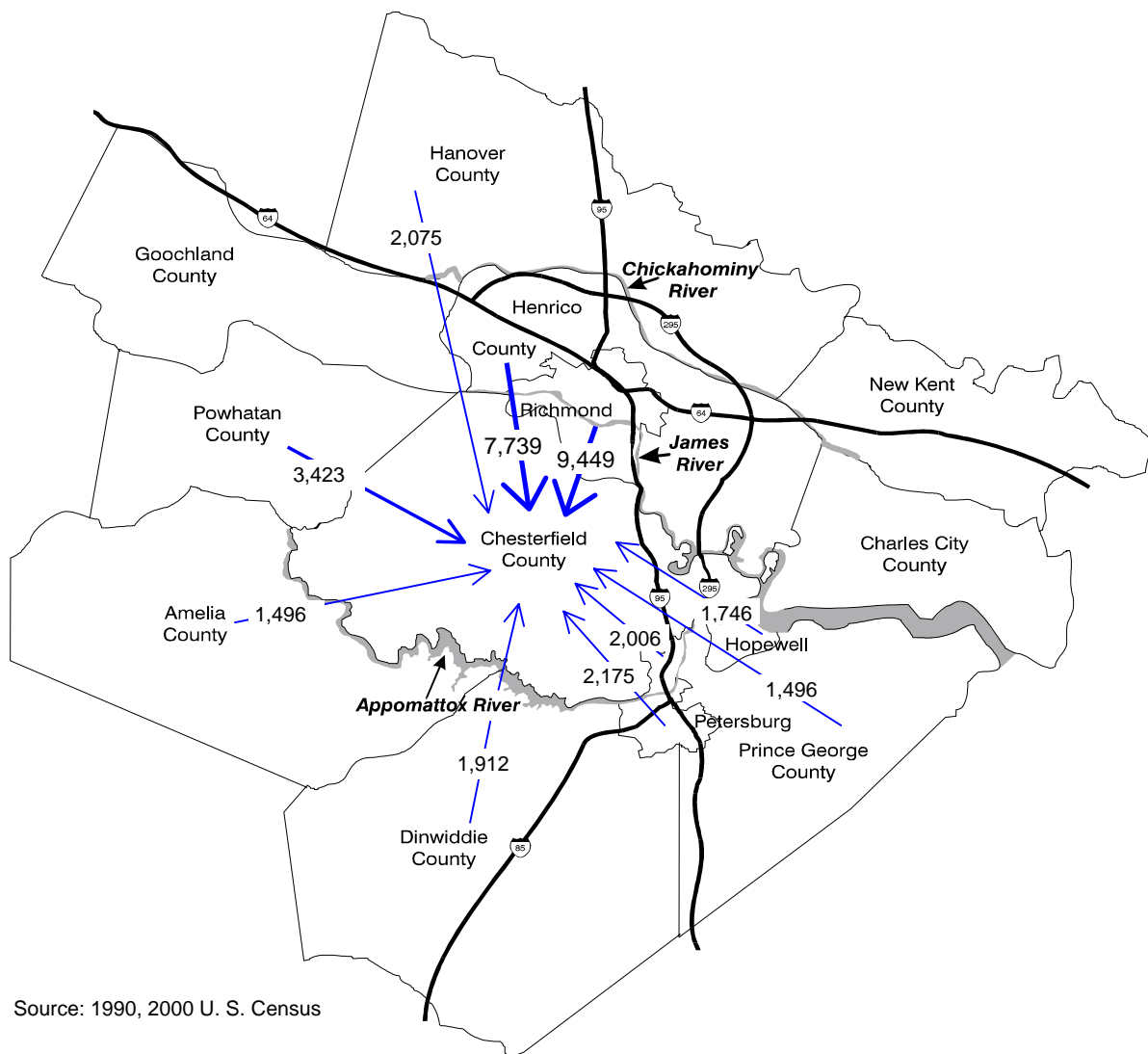
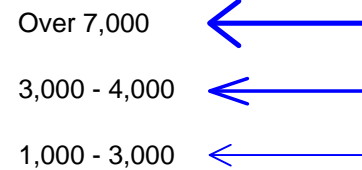
Source: 1990, 2000 U. S. Census

G. Commuting Patterns Into Chesterfield County, 1990 and 2000

The data below shows that the major source of workers for jobs in Chesterfield is, Chesterfield. The map indicates that Richmond and Henrico far outnumber all other jurisdictions in supplying workers. Note that the remainder of the metro area sent fewer workers to Chesterfield in 2000 than in 1990. Data for Amelia county is included, even though Amelia is not currently in the metro area.

Worker's Home	Commuters	
	1990	2000
Richmond	8,696	9,449
Henrico	5,601	7,739
Remainder of metro area	17,739	15,899
In Chesterfield	50,119	61,464

Map Legend

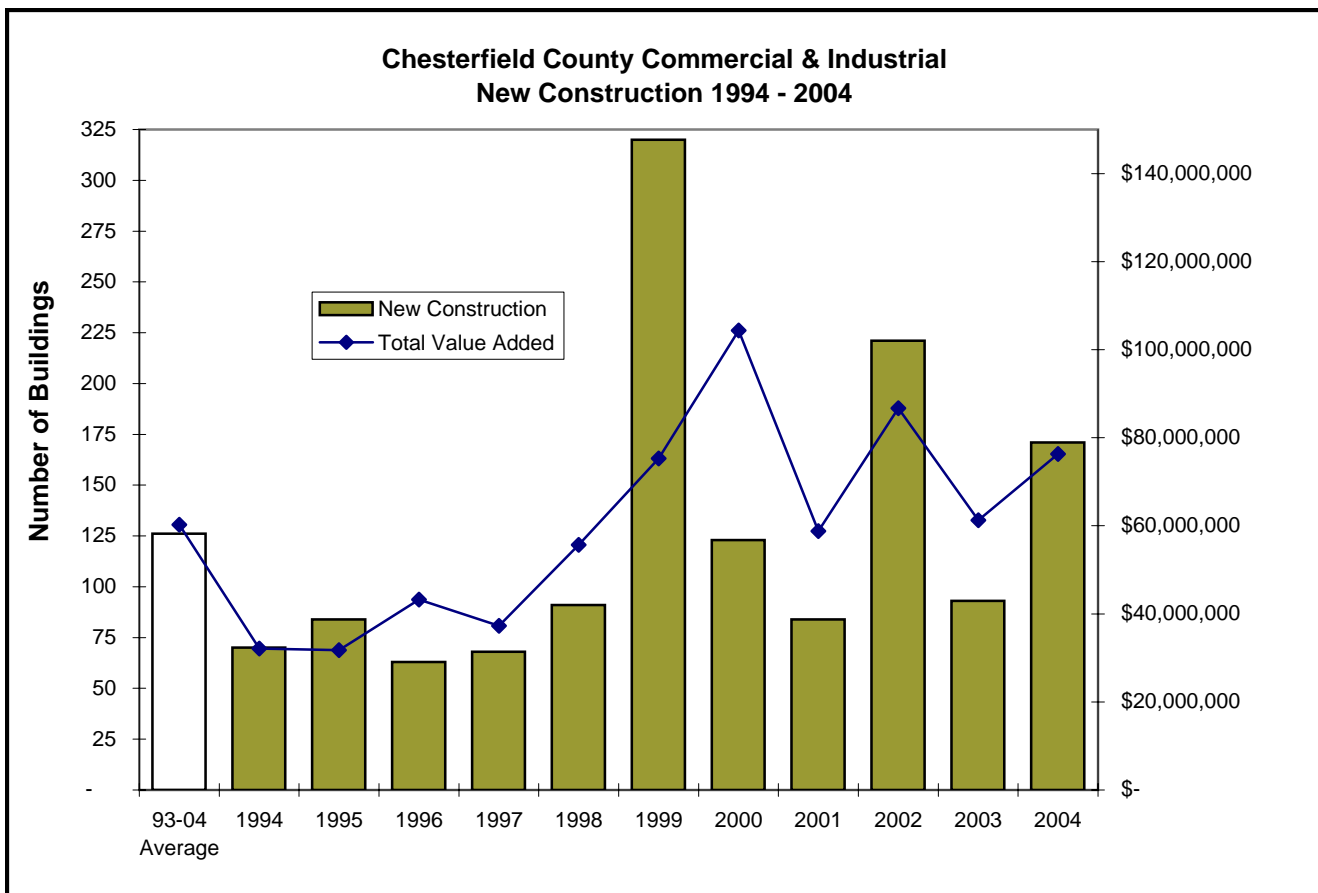


Source: 1990, 2000 U. S. Census

H. Commercial and Industrial New Construction 1994-2004

Every year the Department of Real Estate Assessment reports the quantity and value of new construction for commercial and industrial buildings. This data includes both new buildings and additions to existing buildings. As can be seen, 1999 was the peak year of the decade for the number of buildings added, however, because 111 buildings were added in October, with a value of only \$16,791,300, the average value for the year is very low. Although total value has tended below the average from 1994 until 1998, the per building value has significantly increased in 1996, 1997, 1998, 2001, 2003, 2004 and especially 2000, with the record for most value added.

	New Construction	Total Value Added	Average Value per Building
93-04 Average	126	\$ 60,251,955	\$ 477,501
1994	70	\$ 32,103,500	\$ 458,621
1995	84	\$ 31,738,400	\$ 377,838
1996	63	\$ 43,273,900	\$ 686,887
1997	68	\$ 37,273,300	\$ 548,137
1998	91	\$ 55,676,900	\$ 611,834
1999	320	\$ 75,284,800	\$ 235,265
2000	123	\$ 104,381,900	\$ 848,633
2001	84	\$ 58,775,900	\$ 699,713
2002	221	\$ 86,727,600	\$ 392,433
2003	93	\$ 61,245,800	\$ 658,557
2004	171	\$ 76,289,500	\$ 446,137
Total	1,388	\$ 662,771,500	\$ 477,501



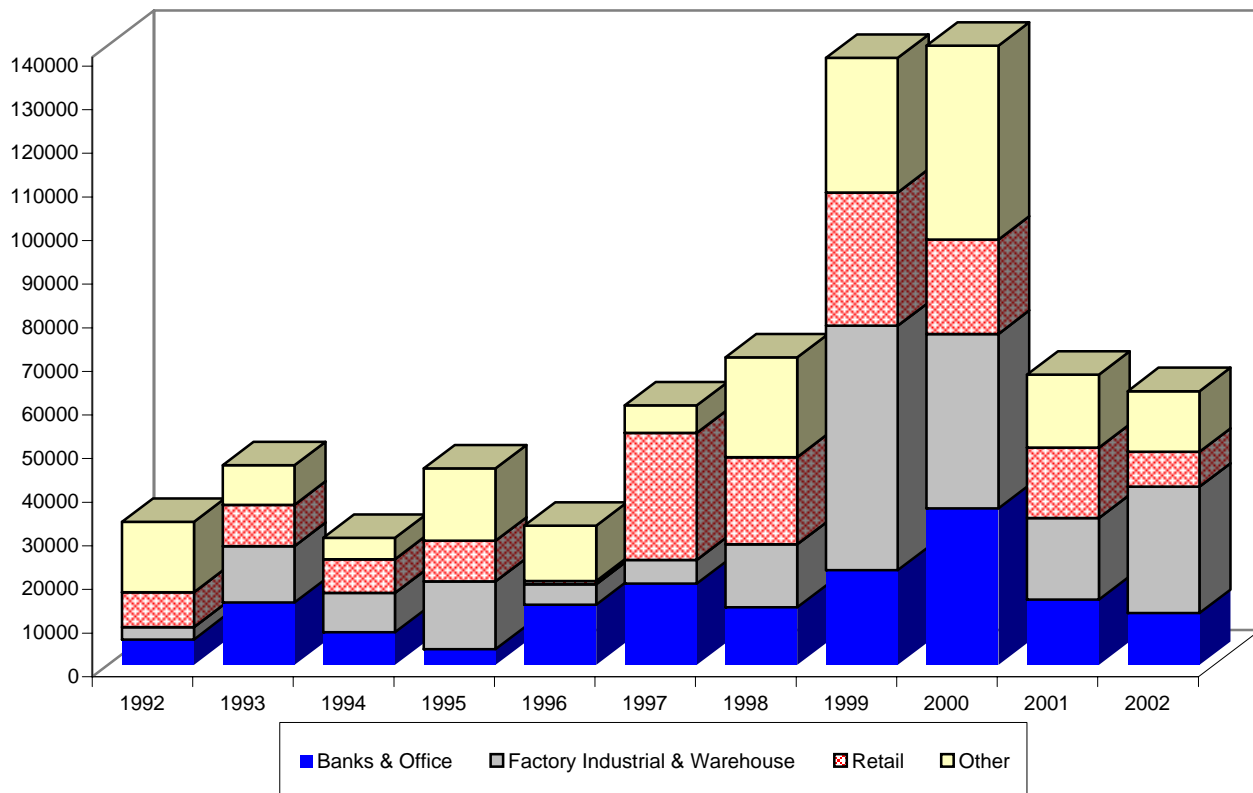
Source: Chesterfield County Assessors Office

I. Commercial Building Permits for New Construction 1992-2002

As can be seen from the accompanying table and chart, building permits for new commercial construction have shown considerable variation in both total and type for the 10 years shown. There has been an upward trend since the recession of the early 1990s. Except for "other", which generally includes places of public assembly, group quarters and unmanned facilities, retail had been the big winner recently, until the boom in warehouse construction in the last four years. The large value for other in 2000 is due to three school projects. Year 2000 showed the most value in permits, far exceeding the average for the 90s. In fact, 1999 and 2000 comprise 41 percent of the total value from 1992 to 2002. Data for 2003 and 2004 is not available.

Estimated Value of Permits Issued, in \$1,000				
	Banks & Office	Factory Industrial & Warehouse	Retail	Other
92-02 Average	\$ 14,681	\$ 18,984	\$ 14,599	\$ 19,818
1992	\$ 5,862	\$ 2,814	\$ 7,999	\$ 16,123
1993	\$ 14,328	\$ 12,948	\$ 9,464	\$ 9,049
1994	\$ 7,502	\$ 9,037	\$ 7,725	\$ 4,886
1995	\$ 3,607	\$ 15,589	\$ 9,316	\$ 16,570
1996	\$ 13,836	\$ 4,669	\$ 753	\$ 12,700
1997	\$ 18,639	\$ 5,487	\$ 29,092	\$ 6,309
1998	\$ 13,250	\$ 14,415	\$ 20,007	\$ 22,869
1999	\$ 21,714	\$ 56,098	\$ 30,532	\$ 30,834
2000	\$ 35,878	\$ 40,030	\$ 21,600	\$ 68,017
2001	\$ 14,967	\$ 18,731	\$ 16,130	\$ 16,741
2002	\$ 11,912	\$ 29,002	\$ 7,975	\$ 13,896
Total	\$ 161,495	\$ 208,820	\$ 160,593	\$ 217,994

Value of Building Permits Issued 1992 - 2002

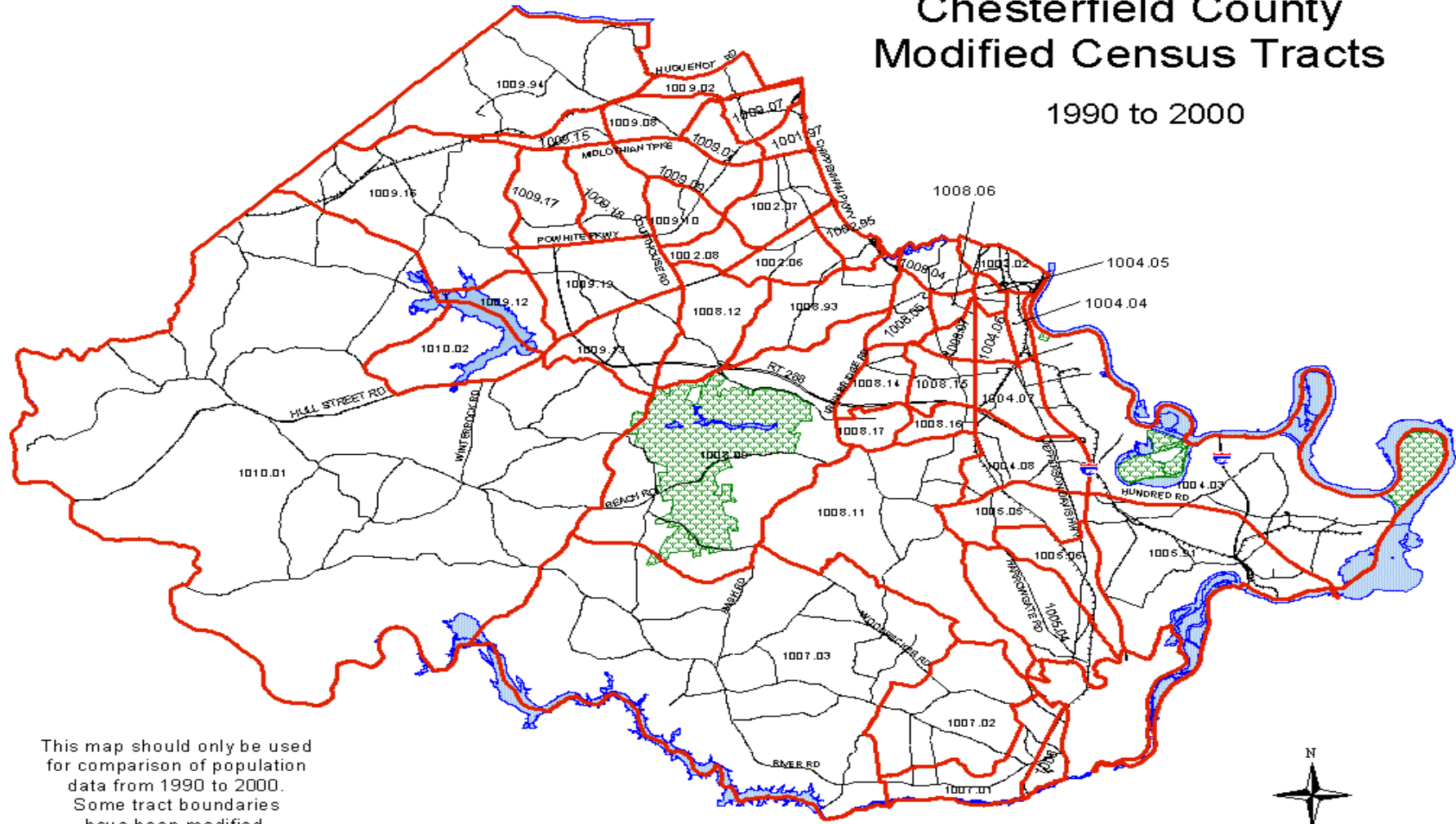


Source: Chesterfield County Building Inspection

Appendix

Chesterfield County Modified Census Tracts

1990 to 2000



This map should only be used
for comparison of population
data from 1990 to 2000.
Some tract boundaries
have been modified.

FOR MORE INFORMATION

The Chesterfield County Planning Department can help answer detailed questions about demographic trends in Chesterfield County. Call (804) 748-1075 for more information, or visit our Web site at chesterfield.gov/plan. Other sources of information include the following:

U.S. Census Data

The decennial census provides a wealth of information about population and housing characteristics by small areas of the county called census tracts. The Chesterfield County Planning Department has produced The 2000 Census Report containing detailed data at the census tract level, as well as county level data for 2000 and the previous two censuses.

Contacts: Bureau of Census, (704) 371-6144 or at census.gov
Chesterfield County Planning, 748-1050
Richmond Regional Planning District Commission, 358-3684

Traffic Zone Data

Traffic zone data is updated annually and provides current estimates for dwelling units and population by traffic zone. Each June, the estimates for the previous year become available. Zone boundaries are subject to change. Researchers should be sure to use the most current map.

Contacts: Chesterfield County Planning, 748-1050
Richmond Regional Planning District Commission, 358-3684

Employment Data

A variety of employment data for Chesterfield is available through Richmond Regional Planning District Commission. This includes recent employment data by traffic zones.

Contacts: Chesterfield County Planning, 748-1050
Richmond Regional Planning District Commission, 358-3684
Virginia Employment Commission, 786-8223

Regional Information

For the Richmond region, contact Richmond Regional Planning District Commission, 358-3684
For the Tri-Cities region, contact Crater Planning District Commission, 786-8223